



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Public Works Conference Room
745 N. Rose Mofford Way, Globe, AZ*

**CDC guidelines and the Arizona Governor's Executive Orders for
COVID-19 will be observed.**

**Thursday, August 20, 2020
10:00 A.M.**

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Travis Holder.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (Present), Travis Holder (Present), Lori Brown (Present), Brian Goslin (Present), Terry Otts (Absent), Dean Pederson (Present), Mary Lou Myers (Present), Jim Muhr (Present) and Pamela Griffin (Present). A quorum was present.

Community Development Staff Members Present: Scott Buzan-Director, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on June 18, 2020. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mr. Goslin motioned that the minutes be approved as is and Mr. Holder seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Scott Buzan introduced the new member of the Planning and Zoning Commission, Dean Pederson. Mr. Buzan also gave an update on a previous Conditional Use permit case.

Information/Discussion/Action:

Public Hearing:

6. **REZONG2007-001 SHANNON BLACKWELL (APPLICANT)**- A request to amend the Gila County Zoning Map for APN# 205-07-020Q, currently designated as C3 (Commercial Three District), to R1-D8 (Residence One District – Density District 8), and that part of APN# 205-07-020R, currently designated as C3 (Commercial Three District), to R1-D8 (Residence One District-Density District 8), to allow the applicant to place a single family residence on each property. The properties are vacant land in Globe, Arizona.

Mrs. Dahlke gave a brief overview of the history of the properties and the surround areas. One of the subject parcels is completely zoned C3 and while the other parcel is zoned both C3 and R1-D8. C3 zoning does not allow for single-family residences to be constructed on properties zoned C3, therefore the applicants are requesting to rezone to R1-D8 to allow single-family residences. Staff has recommended approval of the rezoning request.

Chairman Nye confirmed that the Commission has seen similar cases to this one.

Ms. Blackwell explained that due to an increase in monthly rent at her current residence, she purchased the subject properties in the hopes of placing a residence on each of the parcels.

Michelle Yerkovich stated that four surrounding property owners expressed support for the rezoning. One person wanted to know about access to his property from the subject properties.

Upon motion made by Mr. Holder, seconded by Mrs. Griffin, the Commission unanimously voted to recommend approval to the Board of Supervisors to rezone APN 205-07-020Q from C3 to R1-D8 and that part of APN 205-07-020R from C3 to R1-D8.

7. **Adjournment.** Mrs. Brown made a motion to adjourn the meeting and Mr. Goslin second the motion. The motion to adjourn was unanimously approved at 10:19 A.M.